

CITY of SACRAMENTO

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	392,800
Annual Single-Family Units Permitted (1996-98, Avg.):	340
Annual Multi-Family Units Permitted (1996-98, Avg.):	109
Total Annual Residential Units Permitted (1996-98, Avg.):	449

ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input type="checkbox"/> 1. Planning Department Plan Check Fees	-	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	Y	<input checked="" type="checkbox"/> 15. Local Traffic Mitigation Fees	N
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	Y	<input type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	-
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	Y	<input type="checkbox"/> 17. Fire Service Fees	-
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	Y	<input type="checkbox"/> 18. Police Service Fees	-
<input checked="" type="checkbox"/> 6. Grading Permit Fees	Y	<input type="checkbox"/> 19. Public Safety Fees	-
<input type="checkbox"/> 7. Electrical Permit Fees	-	<input checked="" type="checkbox"/> 20. School District Fees	Y
<input type="checkbox"/> 8. Mechanical Permit Fees	-	<input checked="" type="checkbox"/> 21. School District Mitigation Fees	Y
<input type="checkbox"/> 9. Plumbing Permit Fees	-	<input checked="" type="checkbox"/> 22. Community / Capital Facility Fees	N
<input type="checkbox"/> 10. Electricity / Gas Connection Fees	-	<input checked="" type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	N
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	Y	<input checked="" type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	Y
<input checked="" type="checkbox"/> 12. Storm Drainage Connection Fees	Y	<input type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu Fees	-
<input checked="" type="checkbox"/> 13. Water Connection Fees	Y	<input checked="" type="checkbox"/> 26. Special Assessment District Fees	Y

iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	Y
Affordable Housing Fee Waiver	Y
Senior Housing Fee Reduction	N
Senior Housing Fee Waiver	N

iv. Use of Mello-Roos in this Jurisdiction:

Fee Types Reduced or Waived:	Planning Dept. Application Fees
single-family	< 25%
multi-family	< 25%

v. Nexus Reports

- Housing Trust Fund Report (1987) - affordable housing
- North Natomas Infrastructure District Report (1998) - various district fees
- Richards Blvd/Railyards/Downt'n Infrastr. Report (1998) - spec'l dist fees

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction? Yes

ii. Expected Location of Model in this Jurisdiction: North Sacramento - North Natomas Area
Orchard Lane @ El Camino

iii. Expected Environmental Assessment Determination: Negative Declaration under Master EIR

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-no improvements required; covered in special district fees
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, sidewalks, st. lights, full infrastructure, utility undergrounding
-Common Amenities / Open Space:	-payment of Quimby fees
-Project Management Requirements:	-Conditions of Approval; participation in Landscape, Lighting & Maint. Dist.
-Typical Reporting:	-soils; others dependent on Master EIR

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	60.34
Private Garage Valuation Price per Sq. Ft.	20.77
Total Valuation per Unit	159,158
Total Valuation per 25 Unit Subdivision Model	3,978,950

vi. Planning Fees:

	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		8,500
Zone Change Application Fee	flat		5,250
Planned Unit Development Fee	flat		3,700
Tentative Map Fee	flat		3,800
Final Map Fee	2250 flat + 10/unit		2,500
Public Works Plan Check Fee	flat		2,450
Environmental Assessment / Neg Dec Fee	flat		6,100
Certificate of Compliance	1000 flat + 50/unit		2,250
Design Review Permit / Fee	flat		1,310
Subtotal Planning Fees			35,860

vii. Plan Check, Permit & Inspection Fees

	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1,480	37,000
Architectural Plan Check Fee (models)	% of Bldg Permit	(3 @ 491/model)	1,473
Architectural Plan Check Fee (production)	flat per unit	(22 @ 245/unit)	5,390
Public Works Plan Check Fee	% of val'n		40,275
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	16	400
Grading Permit Fee	flat		300
Electrical Permit Fee	included in Bldg Permit		-
Plumbing Permit Fee	included in Bldg Permit		-
Mechanical Permit Fee	included in Bldg Permit		-
Technology Surcharge	flat		1,754
Business Operations Tax	flat per unit	64	1,600
Subtotal Plan Check, Permit & Inspection Fees			88,192

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
School District	1.84 / sf	4,600	115,000
S. Natomas Community Benefit District	flat per unit	2,320	58,000
City - Flood District	flat per unit	119	2,975
City - Sanitary Sewer Impact Fees	flat per unit	2,336	58,400
City - Water Impact Fees	flat per unit	1,906	47,650
City - Water Meter Fees (incl. connection fee)	flat per unit	340	8,500
City - Local Traffic Impact Fees	trips/unit	1,273	31,825
City - Quimby Fees for Parks	formula w/ land val'n	1,681	42,025
City - Park and Recreation Impact Fees	flat per unit	385	9,625
Subtotal Infrastructure, Impact & District Fees			374,000

ix. Totals

Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)	498,052
Total Fees per Unit (total from above / 25 units)	19,922

C. SINGLE-FAMILY INFILL UNIT MODEL

i. Project Typical for Jurisdiction?	Yes
ii. Expected Location of Model in this Jurisdiction:	Downtown Sacramento - 42nd @ H Street
iii. Expected Environmental Assessment Determination:	Categorical Exemption

iv. Typical Jurisdictional Requirements for this Model:

-Site Improvements	-match current neighborhood infrastructural standards
-Typical Reporting & Management	-none

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	60.34
Private Garage Valuation Price per Sq. Ft.	20.77
Total Valuation per Model	159,158

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
Design Review Permit / Fee	flat		270
Subtotal Planning Fees			270

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n		1,480
Architectural Plan Check Fee	% of Bldg Permit		491
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n		16
Electrical Permit Fee	included in Bldg Permit		-
Plumbing Permit Fee	included in Bldg Permit		-
Mechanical Permit Fee	included in Bldg Permit		-
Technology Surcharge	flat		79
Business Operations Tax	flat per unit		64
Subtotal Plan Check, Permit & Inspection Fees			2,130

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
School District	1.84 / sf	4,600	4,600
City - Water Meter Fee (incl. connection fee)	flat per unit		340
City - Sanitary Sewer Impact Fee	flat per unit	2,336	2,336
City - Local Traffic Impact Fee	trips/unit	1,273	1,273
City - Park and Recreation Fee	flat per unit	385	385
Subtotal Infrastructure, Impact & District Fees			8,934

ix. Totals

Total Fees for Single-Family Infill Unit Model (total of subtotals above)	11,334
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D. 45 UNIT MULTI-FAMILY MODEL

i. Project Typical for Jurisdiction?	Yes
ii. Expected Location of Model in this Jurisdiction:	South Sacramento Meadowview @ 24th Street
iii. Expected Environmental Assessment Determination:	Mitigated Negative Declaration
iv. Typical Jurisdictional Requirements for this Model:	

-Off-Site Improvements:	-none required
-Internal Site Improvements:	-private streets and infrastructure, fire dept standards for access, utility undergrounding,
-Common Amenities / Open Space:	-tot lots typical; other amenities determined through discretionary review
-Project Management Requirements:	-Conditions of Approval; participation in Landscape, Lighting & Maint. Dist.; on-site management required; other manager guarantees required
-Typical Reporting:	-soils, archaeological, biological, wetlands, traffic, noise

v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	62.22
Private Garage Valuation Price per Sq. Ft.	20.77
Total Valuation per Unit	66,374
Total Valuation per 45 Unit Multi-Family Development Model	2,986,830

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		8,500
Zone Change Application Fee	flat		5,250
Planned Unit Development Fee	flat		3,700
Environmental Assessment / Neg Dec Fee	flat		6,100
Design Review Permit / Fee	flat		1,100
Subtotal Planning Fees			24,650

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	548.95	24,703
Architectural Plan Check Fee	% of Bldg Permit		12,859
Landscape Plan Check Fee	flat		50
Public Works Plan Check Fee	% of val'n		46,000
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	13.93	627
Grading Permit Fee	flat		300
Electrical Permit Fee	included in Bldg Permit		-
Plumbing Permit Fee	included in Bldg Permit		-
Mechanical Permit Fee	included in Bldg Permit		-
Technology Surcharge	flat		1,792
Business Operations Tax	flat		1,315
Subtotal Plan Check, Permit & Inspection Fees			87,646

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
School District	1.84 / sf	1,840	82,800
Water Meter Fees (incl. connection fee)	flat per unit	340	15,300
City - Water Impact Fees	flat		38,210
City - Sanitary Sewer Impact Fees	flat per unit	2,142	96,390
City - Local Traffic Impact Fees	flat		13,275
City - Park and Recreation Impact Fees	flat per unit	315	14,175
Subtotal Infrastructure, Impact & District Fees			260,150

ix. Totals

Total Fees for 45 Unit Multi-Family Model (total of subtotals above)	372,446
Total Fees per Unit (total from above / 45 units)	8,277